

020.0

0004

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

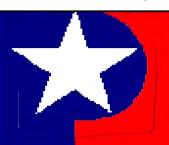
Total Card / Total Parcel  
780,400 / 780,400

USE VALUE:

780,400 / 780,400

ASSESSED:

780,400 / 780,400


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
104		BAY STATE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	MADIGAN ROBERT M / LIFE ESTATE
Owner 2:	MADIGAN GEORGIANNA M / LIFE EST
Owner 3:	

Street 1: 104 BAY STATE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MADIGAN ROBERT M &amp; GEORGIAN -

Owner 2: -

Street 1: 104 BAY STATE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## NARRATIVE DESCRIPTION

This parcel contains 6,475 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Aluminum Exterior and 2001 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6475		Sq. Ft.	Site		0	85.	0.95	2									522,113						522,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6475.000	258,300		522,100	780,400		14255
							GIS Ref
							GIS Ref
							Insp Date
							12/09/17

PREVIOUS ASSESSMENT		Parcel ID		020.0-0004-0004.0						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,400	0	6,475.	522,100	780,500	780,500	Year End Roll	12/18/2019
2019	101	FV	215,200	0	6,475.	675,700	890,900	890,900	Year End Roll	1/3/2019
2018	101	FV	216,700	0	6,475.	430,000	646,700	646,700	Year End Roll	12/20/2017
2017	101	FV	216,700	0	6,475.	393,100	609,800	609,800	Year End Roll	1/3/2017
2016	101	FV	216,700	0	6,475.	319,400	536,100	536,100	Year End	1/4/2016
2015	101	FV	203,500	0	6,475.	319,400	522,900	522,900	Year End Roll	12/11/2014
2014	101	FV	203,500	0	6,475.	291,200	494,700	494,700	Year End Roll	12/16/2013
2013	101	FV	203,500	0	6,475.	277,000	480,500	480,500		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
MADIGAN ROBERT	1543-16	1	4/24/2019	Convenience	1
	879-75		8/30/1976		34,000
				No	No
					N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/9/2017		Inspected							BS	Barbara S													
11/15/2017		MEAS&NOTICE							BS	Barbara S													
4/2/2009		Meas/Inspect							189	PATRIOT													
10/1/1999		Meas/Inspect							256	PATRIOT													
5/1/1990									PM	Peter M													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 5	- Cape			Full Bath: 1	Rating: Average	BSMT SINK.														
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:															
Foundation: 1 - Concrete				A 3QBth: 1	Rating: Average															
Frame: 1 - Wood				A HBth: 1	Rating:															
Prime Wall: 3 - Aluminum				OthrFix: 1	Rating: Average															
Sec Wall: 1	%																			
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good															
Color: WHITE				A Kits: 1	Rating:															
View / Desir: k - Kelwyn Manor				Fpl: 1	Rating: Average															
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:															
Grade: C - Average				<b>CONDOS INFORMATION</b>																
Year Blt: 1947	Eff Yr Blt:			Location: 1																
Alt LUC:	Alt %:			Total Units: 1																
Jurisdct:	Fact: .			Floor: 1																
Const Mod:				% Own: 1																
Lump Sum Adj:				Name: 1																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good			26. %	Exterior:				No Unit RMS BRS FL											
Prim Int Wall: 2 - Plaster	Functional:			%	Interior:				1 7 3											
Sec Int Wall: 1	Economic:			%	Additions:															
Partition: T - Typical	Special:			%	Kitchen:															
Prim Floors: 4 - Carpet	Override:			%	Baths:															
Sec Floors: 1	Total: 26.4			%	Plumbing:															
Bsmnt Flr: 12 - Concrete					Electric:															
Subfloor:					Heating:															
Bsmnt Gar: 1					General:															
Electric: 3 - Typical					Totals				1 7 3											
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 2 - Gas																				
Heat Type: 3 - Forced H/W																				
# Heat Sys: 1																				
% Heated: 100																				
Solar HW: NO	% AC: NO																			
% Com Wall	% Sprinkled:																			
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1												
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b>				020.0-0004-0004.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N				Total Yard Items: 1				Total Special Features: 1				Total: 1								